

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE
POINTE WOODS HELD ON MONDAY, OCTOBER 6, 2025, IN THE COUNCIL-COURTROOM
OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE
POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:01 p.m. by Mayor Bryant.

PRESENT: Mayor Bryant
Council Members: Brown, Gafa, Granger, Koester, McConaghy, Motschall
ABSENT: None

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Treasurer/Comptroller Schmidt
City Clerk Antolin
Director of Public Safety Kosanke
Director of Public Services Kowalski
City Planner Mangan (Haw)

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission members were in attendance:

- Mike Fuller, Planning Commission
- Catherine Dumke, Senior Citizens' Commission

Motion by McConaghy, seconded by Gafa, that all items on tonight's **agenda be received, placed on file, and taken in order of appearance.**

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by Granger, seconded by Brown, that all items (6A-6G) on the consent agenda be approved as presented.

A. Approval of Minutes

1. Council 09/15/25

B. Commission Minutes Received and Placed on File

1. Beautification Advisory Commission 08/13/25
2. Historical Commission 06/12/25
3. Planning Commission 08/26/25 with recommendation*
**This recommendation is being addressed tonight under item 7A.*

C. Monthly Financial Report

1. August 2025

D. Bids/Proposals/Contracts

1. Purchase - Two 3/4-Ton Pickup Trucks
 - a) Memo 09/18/25 - Director of Public Services Kowalski
 - b) Quote 09/10/25 - Gorno Ford
 - c) Quote ID Q56264 09/11/25 - ITU, Inc.
 - d) Photos of Pickup Trucks DPW #17 and P&R #3
2. Purchase – Small Tractor with V-Plow
 - a) Memo 09/25/25 - Director of Public Services Kowalski
 - b) Quote ID 946753 03/05/25 - AIS Construction Equipment
 - c) Email 09/11/25 - Gwen Bondar
 - d) Photos of current tractor
3. Metro Detroit Auto Recovery Team (MDART) Agreement
 - a) Memo 09/30/25 - Director of Public Safety Kosanke
 - b) Proposed Agreement
4. Metro Act Fees PA 48
 - a) Memo 10/06/25 - Treasurer/Comptroller Schmidt
 - b) Right-of-Way Telecommunications Permit Amendment
 - c) Amended Exhibit A: Public Right-of-Way to be Used by Telecommunications Facilities
 - d) Michigan Metro Act: GPW Route Map - September 2025 Project
 - e) Exhibit B: Bond
 - f) Statement of Financial Condition - Arch Insurance Company
5. Emergency Purchase of Pool Vacuums
 - a) Memo 10/01/25 – Director of Parks and Recreation Gafa
 - b) Invoice 68293 – 08/08/25 – Aquatic Source

E. Proclamation

1. National Breast Cancer Awareness Month (October)

F. Resolution

1. Grosse Pointe Gearheads for 501(c)(3) Nonprofit Organization Resolution
 - a) Memo 09/30/25 - City Administrator Schulte
 - b) Letter 09/29/23 – Internal Revenue Service/Tax Exempt and Government Entities
 - b) Proposed Resolution
 - c) Qualification Information
 - d) Local Civic Organization Qualification Requirements
 - e) Local Governing Body Resolution for Charitable Gaming Licenses

G. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Ghesquiere Park Walking Path - Proj. No. 0160-0482 - Final Payment Invoice - Warren Contractors & Development Inc. - 09/11/25 - \$44,395.21.
 - b) Lakefront Park Boat Launch Parking Lot & Wedgewood Resurfacing - Proj. No. 0160-0480 - Final Payment Invoice - Al's Asphalt Paving Co. - 09/23/25 - \$55,100.00.
 - c) Torrey Road Pump Station Generator – Proj. No. 0160-0473 – Pay Application No. 6 – Rauhorn Electric, Inc. – 09/29/25 - \$759,264.30.
2. McKenna - Building/Planning Services
 - a) Invoice No. 21849-113 - Building Services - August 2025 - 09/17/25 - \$49,445.32.
 - b) Invoice No. 22-064-46 - Planning Services - August 2025 - 09/30/25 - \$4,200.00.
 - c) Invoice No. 25-030-4 - GPW MSHDA Zoning Ordinance Update - August 2025 - 09/09/25 - \$3,875.00.
3. State of Michigan - MDOT 00183
 - a) Program #218128CON (Vernier Rd.) - 09/04/25 - \$7,674.80.
 - b) Program #219533CON (Sunningdale Dr.) - 09/04/25 - \$34,416.08.
4. Rosati, Schultz, Joppich & Amtsbuechler, P.C. - Legal Services - Invoice No. 1084252 - August 2025 - 09/12/25 - \$7,246.70.
5. WCA Assessing - Assessing Services - Invoice No. 092225 - October 2025 - 09/22/25 - \$7,911.08.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	None

The mayor and members of City Council read aloud the proclamation regarding National Breast Cancer Awareness Month (October).

Mayor Bryant addressed the resolution supporting the Grosse Pointe Gearheads STEAM Booster Club for a 501(c)(3) Nonprofit Organization status and a charitable gaming license. Matthew Rigotti provided an overview of the organization and its purpose.

Motion by Gafa, seconded by McConaghy, that the City Council open the public hearing.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	None

THE MEETING WAS THEREUPON OPENED AT 7:10 P.M. FOR A PUBLIC HEARING TO HEAR THE APPLICATION OF MATTHEW CAPLAN, 20647 MACK AVENUE, GROSSE POINTE WOODS, WHICH IS REQUESTING A SPECIAL LAND USE FOR A FAST-CASUAL/TAKE-OUT RESTAURANT (PLAYA BOWLS) IN AN EXISTING, SINGLE-STORY, MULTI-TENANT BUILDING. NO DRIVE-THRU IS PERMITTED, AND DINING IS TAKE-OUT OR WITHIN THE RESTAURANT ONLY.

Motion by Granger, seconded by Koester, that for purposes of the public hearing the following items be received and placed on file:

- 1) Planning Commission Minutes Excerpt 08/26/25
- 2) Planning Review 09/24/25 - City Planners Jankowski & Warren
- 3) Site Plan Review & Special Land Use Application
- 4) Letter of Intent - Matthew Caplan (Applicant)
- 5) Site Plans & Photos
- 6) Letter 09/29/25 - Building Official Collins
- 7) Memo 09/30/25 - Director of Public Safety Kosanke
- 8) Memo 09/25/25 - Director of Public Services Kowalski
- 9) Affidavit of Property Owners Notified with List and Parcel Map
- 10) Affidavit of Legal Publication

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	None

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

- Laura Mangan (Haw), City Planner, provided an overview of the proposed special land use request.
- Matthew Caplan, Petitioner

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Granger, seconded by Brown, that the public hearing be closed at 7:18 p.m. PASSED UNANIMOUSLY.

Motion by McConaghy, seconded by Gafa, that the City Council concur with the City Planner's recommendation and approve the proposed special land use request for a fast-food / take-out restaurant (Playa Bowls) at 20647 Mack Avenue pending the following:

1. The proposed delivery hours are deemed acceptable to the City Council.
2. The proposed plan for a dumpster enclosure is deemed acceptable to the City Council.
3. The applicant submits a boundary survey of the subject property.
4. Administrative site plan approval is granted.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No:	None
Absent:	None

Mayor Bryant stated that the second public hearing scheduled, regarding a 6-foot side yard fence installation at 1684 Brys Dr., has been canceled since a letter of consent was submitted by the adjacent property owners. Accordingly, the public hearing scheduled is no longer required, therefore, no action was taken.

Mayor Bryant accepted the resignation of Christina Pitts from the Community Tree Commission with regret, and directed appropriate thanks and recognition be sent to Ms. Pitts.

Motion by Motschall, seconded by McConaghy, regarding **First Reading: An Ordinance Amendment to Chapter 6 – Animals; Article II – Dogs, Cats and Wild Animals; Division 1 – Generally, By Adding Section 6-41 – Care of Animals**, that City Council approve this ordinance amendment and set a date of November 10, 2025 for a second reading and final adoption.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by McConaghy, seconded by Gafa, regarding **Second Reading: An Ordinance Amendment to Chapter 44 – Utilities; Article III – Cross Connections; Sections 44-198, 44-199, and 44-204, To Update Cross Connection Regulations**, that City Council approve this ordinance amendment as presented and make it effective 10 days after its enactment.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Under New Business, no one wished to be heard.

- Mayor Bryant commended all staff and workers for the wonderful turnout at Fall Fest in collaboration with the 75th Anniversary events.
- Assistant City Administrator Como also commended staff, especially Heidi Korte (Communications Coordinator), Nancy Ochs (Events Programmer), and Sal Marinello (Event Decorator) and the departments involved with Fall Fest/75th Anniversary events. She also thanked the Tree Commission for the tree giveaway event and the Ford Estate for offering a day of free entry for GPW residents.
- Councilmember Granger thanked Public Safety for a great turnout for their recent Open House event.
- Director of Public Safety Kosanke thanked the community for their support at the Public Safety Open House event with a special thanks to Heidi Korte for her assistance.
- City Administrator Schulte commended Public Safety and the success of their Open House event.
- Councilmember Gafa commented on the success of the Movie Night/Camp Out event.

Under Public Comment, the following individuals were heard:

- Elian Ghassan, 568 Coventry Ln. – Thanked the Public Safety Department and Director Kosanke for presenting a fire truck for their recent block party commenting on the enjoyment brought to the children and the neighbors.

Motion by Granger, seconded by Brown, that the City Council recess the Regular City Council Meeting at 7:30 p.m. and convene in Closed Session, pursuant to MCL 15.268 (f) to consider contents of an application for employment or appointment to a public office.

Motion carried by the following roll call vote:

Bryant:	Yes
Brown:	Yes
Gafa:	Yes
Granger:	Yes
Koester:	Yes
McConaghy:	Yes
Motschall:	Yes

City Council reconvened in regular session at 7:59 p.m.

Motion by Motschall, seconded by McConaghy, to **adjourn tonight's meeting** at 7:59 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk

Arthur W. Bryant
Mayor